



Hanover Planning Board

Meeting Agenda

October 24th, 6:45 p.m.

Hanover Town Hall

Second Floor Public Hearing Room

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order
2. Review minutes
3. 7:00 p.m. Public Hearings
4. Requested Minor Modification: “Rosa Farm”, 965 Washington Street, case TPL-16-10
The applicant Rosa Farms, LLC c/o Phil Consolo, 695 Washington Street, Hanover, MA requests a minor modification to the recently approved outdoor storage perming TPL-16-10.
5. Requested Minor Modification: Buttercup Lane, case PB 86-28C
The applicant Ronald J. Poliseno, 150 Breamoor Road, Brocton, MA 02301 requests a modification to the 1986 Planning Board approved 1986 “Buttercup Estates” Definitive Subdivision case PB-86-28C.

“Buttercup Estates”, a nine (9) lot definitive subdivision, was approved by the Hanover Planning Board in 1986. Lot 9 on the approved plan set was identified as a “non-buildable” lot due to the anticipated roadway extension and construction. Ronald J. Poliseno, the original applicant of “Buttercup Estates” and owner of the lot 9, has request to modify the approved 1986 plan to create one additional buildable lot. Lot 9 meets the town of Hanover’s dimensional requirement concerning both land area and roadway frontage. The property is shown as Lot: 32 on Assessors’ Map: 22 and is located on the easterly end of Buttercup Lane.

6. Public Hearing for Site Plan Approval “579 Washington Street”, case TPL-16-16

The Planning Board will open the public hearing for the application of Ken Gainey, 43 Black Horse Lane, Cohasset, MA 02025 requesting an approval under the Hanover Sign By-Law, Section 5.1.1 (Digital Message Boards) proposing the installation of a digital message board for the approved construction of a Dairy Queen Grill and Chill restaurant. The site lies in the Commercial Zoning District and Aquifer Protection Zone.

7. Public Hearing for Site Plan Approval and Special Permit “1070 Washington Street”, case TPL-16-19

The Planning Board will open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA 02370, requesting a site plan approval and a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 6.130.A (Uses Permitted by Special Permit from the Planning Board) and Section 6.860 B.1(Uses Permitted by Special Permit in an Aquifer Protection Zone), Section 7.660 (Change of final grade greater than 500 sq. ft.), and Section 10 (Site Plan Approval). The proposal includes construction of a new 9,000 sq. ft. commercial building for the purpose of garaging contractor’s vehicles. The applicant intends to continue the current use of the pre-existing non-conforming 2,045 sq. ft. three-family house on said premise. The site lies in the Business Zoning District, and Aquifer Protection Zone.

8. Continuance of Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14

The Planning Board will re-open the public hearing for the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061. In accordance with the provisions of M.G.L. Chap 40A (The Zoning Act) and Section 10 (Site Plan Approval). The applicant is seeking Site Plan Approval for the proposed expansion of an existing automobile dealership creating four (4) new bays associated with the existing service center. Furthermore, the applicant is looking to expand the existing parking area creating thirty two (32) new parking spaces for the display and inventory of automobiles. The project includes alterations and improvements to the existing storm water management system. The site is located at 1 Saturn Drive and is further identified as Lot 058 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use Overlay District, Wireless Telecommunications Overlay District and Medical Marijuana Overlay District.

9. Adjourn

This Agenda is subject to change without notice